

**WARRANTY DEED**

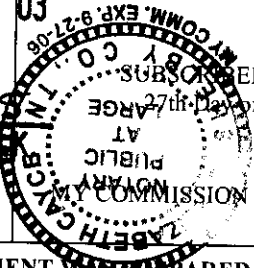
STATE MS.-DESOTO CO.

STATE OF TENNESSEE  
COUNTY OF DeSoto

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS  
GREATER, FOR THIS TRANSFER IS \$153,600

Nov 12 9 42 AM '03

BK 458 PG 75  
LE. DAVIS CH. CLK.



Affiant  
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE  
27th Day of October, 2003.

Notary Public

COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:  
Accurate Title & Escrow, Inc. Kristen Markin, 8245 Cordova Road Ste 100 A Cordova, TN 38018

**WARRANTY DEED**

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Miller 6162-843-1321			James Miller	20620317000104
(NAME) N/A			(NAME)	
5445 Blocker Street			5445 Blocker Street	
(ADDRESS)			(ADDRESS)	
Olive Branch, MS 38654			Olive Branch MS 38654	
(CITY)	(STATE)	(ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael R. Reed, a married person**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James Miller, a single person** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Situated and being in the city of Olive Branch, County of DeSoto, State of Mississippi, to wit:

Lots 102, 104, Section "B", Birdsong subdivision, Section 3, Township 2 south, Range 6 West, as shown on plat of record in Plat Book 61, page 35, in the Register's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael R. Reed by deed from Edco Properties, Inc., a Tennessee Corporation dated 10/27/98, in Book 342, page 512, in said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ( )  
improved( ☒ ) property, known as 5445 Blocker Street Olive Branch MS 38654  
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th Day of October, 2003.

Michael R. Reed

Victoria H. Reed

STATE MS.-DESOTO CO.  
JAN 20 12 25 PM '04

463 PG 146  
LE. DAVIS CH. CLK.

STATE OF TENNESSEE )

COUNTY OF ~~DeSoto~~ <sup>Shelby</sup> )

SS

Before me, the undersigned Notary Public, personally appeared Michael R. Reed<sup>\*</sup>, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th Day of October, 2003.

\* and w. fe Victoria H. Reed

Amy M. Nuccio  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-26-07

